

LAND BOARD AGENDA ITEM

July 21, 2008

**SET MINIMUM BID FOR LAND BANKING PARCEL # 202
FLATHEAD COUNTY**

Seller: State of Montana, Department of Natural Resources and Conservation

Nominator: DNRC, Northwest Land Office

Location: Near Flathead Lake, 13 miles south west of Kalispell, approximately 2 miles off Browns Meadow Road.

Property Characteristics: 80-acres of mostly timbered ground, with some rock outcroppings. The terrain consists of level areas and steep slopes.

Access: Forest Service access road. Purchaser responsible for obtaining legal access from the Forest Service.

Agency Recommendation:

The reported opinion of market value for the subject property, in the appraisal report, is without any consideration for excess merchantable timber. DNRC staff estimated the value of the excess merchantable timber.

- DNRC recommends selling the parcel at the appraised value of the land, and reserving the right to harvest the merchantable timber for 10 years.

Based on appraised value, and the reservation of the excess merchantable timber, the Director recommends the minimum bid amounts as follows:

Sale #	# of Acres	Appraised Value of Land	Estimated Value of Excess Merchantable Timber	Recommended Minimum Bid	Trust
202	80	\$230,000	\$156,800	\$230,000	Common Schools